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**To:** ZONING ADMINISTRATOR  
**Subject:** Additional Materials Received

Item No. 1a:

Comments for 6/13 ZA item PA2013-042 Port Edwards Lot Line Adjustment.

-----Original Message-----

From: [ronov@cox.net](mailto:ronov@cox.net) [<mailto:ronov@cox.net>]

Sent: Wednesday, June 05, 2013 3:42 PM

To: Van Patten, Jason

Cc: 'Jill Schwalbe'; [rprice@peridian.net](mailto:rprice@peridian.net); Gary Smith; Brook Morris

Subject: Public Hearing by the Zoning Administrator of the City of N. B on 6/13/13 re: Port Edward Cir. Lot Line Adjustment

Attention Jason Van Patten:

Dear Jason, it was a pleasure speaking with you this A.M. As mentioned, I am the Chair of the Architectural Review Committee for the Newport Hills Community Association (the southerly 530+ group of homes in the Harbor View (Port Streets) Community.

We have a well defined updated set of Design Guidelines and CC&R's published on our web site available to all of our homeowners.

Our Bpard and Architectural Review Committee take great pride in the resultant hundreds of replacement homes and major remodeled homes that have updated this 1960/70's community, and certainly the City benefits from the significant property tax increases achieved.

We believe our success is due to the strong communication system we have with our homeowners, and our on site Property Manager Jill Schwalbe, who has been our communicator for many years. Rarely, when a homeowner tries to around our regulations, we all are in trouble.

In this case, the owner/applicant for the Lot Line Adjustment chose to disregard our regulations, and without informing us of his plan of action chose to file a request with the City for this Lot Line Adjustment. Unfortunately, without any contact by the home owner to our Association, we first learned of his request to the City when we received your notice yesterday 6/4/13. Since we have no knowledge of their plans, our Property Manager has tried to reach the homeowner today requesting information, and additionally requesting they withdraw their application for the Lot Line Adjustment until we can understand their purpose, or request at least a 2 month continuance. We're certainly anxious to work with our homeowners, but rules must be followed by all.

With no information as yet from the homeowner we would have 4 working days before the Public Hearing to provide the home owner with approvals; not practical in any sense even if it were an urgent project, and there is no indication of such.

We are concerned about the valuable time of the City, in dealing with this request should the owner choose not to withdraw it.

Should it not be withdrawn, we would hope that the Zoning Administrator would choose to cancel the hearing or continue the hearing request to a future practical date. A questionably determined lot line adjustment for an undisclosed purpose at this time makes no sense, and if approved, our subsequent requirements could make it infeasible.

The writer is available for further discussion with you or any questions you may have, at 949 644-8644.

Much appreciation for your time.

Ron Hendrickson, Chair, Newport Hills Community Association Architectural Review Committee.